

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Shauna Bradley, Director of Real Property Management

Recommendation:

Approve the purchase of 6925 Donald Nelson Avenue, Las Vegas, NV 89131 (Assessor's Parcel Number 125-15-607-003); fund the purchase price of \$1,995,000, \$15,000 for closing costs and \$152,000 for renovation; ratify the appraisal dated March 27, 2025 by Ronald James; and authorize the Director of Real Property Management or her designee to sign escrow documents and any other related documents to complete the purchase transaction and renovation requirements. (For possible action)

FISCAL IMPACT:

Fund #:	4140.000	Fund Name:	N/A
Fund Center:	1280110100	Funded PGM/Grant:	N/A
Amount:	\$1,995,000 purchase price, \$15,000 closing costs and \$152,000 for renovation		
Description:	Purchase price, closing costs and renovation		
Additional Comments:	N/A		

BACKGROUND:

On March 10, 2025, Clark County (County) entered escrow to purchase Assessor's Parcel Number 125-15-607-003 addressed as 6925 Donald Nelson Avenue, Las Vegas, NV 89131 with an accepted offer price of \$1,995,000.

The Department of Real Property Management has completed due diligence inspections, appraisal and ALTA survey. Renovations needed for occupation which include demotion of an unpermitted structure and permitting for a well are estimated at \$152,000.

County and Seller shall each pay their normal closing costs at the time of escrow closing.

This item was presented to the County Long Range Planning Committee on May 14, 2025.

Cleared for Agenda

06/03/2025

File ID#

25-2445